

**MAY 4, 2010 REVIEW OF THE
APRIL 15, 2010
MINUTES FOR THE BOARD OF EQUALIZATION
PUBLIC HEARING**

Call to Order: 12:00 PM meeting. Present: John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; Ida Light, BOE Member; and George N. Slater, BOE Member. Patricia A. McSweeney and Tristan Golas, Office of Reassessment, were available for questions and technical assistance.

First Business: The original 1st and 5th appointments were rescheduled. The 8th appointment canceled.

First Appointment: 12:20 PM Robert Evans **7838-39-4545-000**. He stated that he felt that the County's 2010 assessment did not reflect all the additional money he had put into this property (\$200,000 since 2005). This work was mainly on the pool (\$100,000) which is 22' x 60' with a waterfall, patio and other amenities. Also redid the x82 Gym and the x70 shed, which is now a work shop and should be x76. Also he did extensive outdoor lighting which we do not have but would be x41. All these "outbuildings" should be graded excellent and that would reflect the actual condition. As for the house, it has a new furnace and remodeled kitchen, etc. **Change dwelling grade to B+ & effective year to 2005. Then change pool size to 22' x 60', make 14' x 26' shed to x41 work shop and then make pool, patio, gym, work shop & greenhouse Excellent grade.**

Second Appointment: 12:45 PM Phil Thomas and his administrative assistant **6035-73-8672-000, 6034-99-3619-000 & 6035-71-4852-000**. They stated that they felt that the fair market land value was too high, as it is very steep here and Route 50 is very noisy and hard to exit or enter. Parcel **6034-99-3619** surrounds the well Fauquier County acquired for Paris, which gives it a neighborhood factor. Parcel **6035-73-8672** is on the mountain and has no access, as well as being oddly shaped. Parcel **6035-71-4852** has the old house on it (Lafayette visited). The year built for the house should be circa 1809, with the effective year being 1975; the land is also very steep. **On 6035-73-8672 give 10% SHPE, 10% LACC & 10% TOPO. On 6034-99-3619 give 10% NF & 10% LACC. On 6035-71-4852 change year built to 1809, make effective year 1975, on land give 20% TOPO on homesite and residual acreage.**

Third Appointment: 1:25 PM David Farrar **6061-75-2514-000 & 6061-79-5674-000**. He stated that the 1st parcel **6061-75-2514** is only .25 acre lot with a large old 2 story dwelling with a well but doubtful septic, as it has been vacant for many years. The other parcel **6061-79-5674** has no buildings and possibly no perk site. These parcels do not adjoin so even with village zoning there are questions about their development. He said he was having a surveyor to see if they could locate the septic tank and drainfield. Any information on this would be sent to the BOE. **Hold for documentation from him.**

Fourth Appointment: 2:15 PM EPC VA 30LLC and representative Steve Young **7905-24-4312-000**. He stated that he felt the value was too high as this is the dedicated open space for Auburn Mill Phase 4, and it should have gone to the homeowners association but somehow slipped through the cracks. Since it cannot be built on, and due to its dubious title, the value is difficult to assess. **Hold for documentation from him.**

Fifth Appointment: 2:35 PM Charles Jennings **6959-40-8109-000 & 6959-50-3127-000**. He stated that assessed value actually went up from 2006 which doesn't seem right, as there have hardly been any sales in his neighborhood, although several parcels have been on the market for a long time. These 2 parcels are part of the Mountain View Estates but a part of both parcels is across Mount Joy Road, making them more difficult to use and possibly to sell. **Because of road location give 20% NF on homesites & residual acreage on both parcels.**

Sixth Appointment: 3:25 PM Main Street Limited Partnership **6969-89-7011-000, 6969-89-3134-000 & 6969-88-2831-000**. He stated that this land has been on and off the market for years and no one has shown any interest. At this point WSA is planning to add more water taps but there are none available now for this property. The parcel **6969-89-7011** is very oddly shaped, with little road frontage and a lot of frontage on the railroad, like an L. He also mentioned that there were wetlands on the property and he would need a special permit from the Virginia Dept. of Historical Resources to demolish the building(s) on **6969-89-3134**. On 6969-89-7011 give 25% SHPE, 15% LACC & 10% EO (50% total). On 6969-89-3134 & 6969-88-2831 give 30% EO.

Seventh Appointment: 4:15 PM William Wickens (phone in) **6073-70-6609-000**. He stated that his pool house was in terrible shape, about to collapse, also the pool leaks but he is still able to use it and finally he wanted the detached garage taken off as it hadn't even been on the property when he bought it. The BOE requested photos of the pool house but he wanted someone to come out and go in it (although he felt it was too dangerous for the workmen to go in it). Remove x28 garage / stg. 26' x 26' x 1.3 stories (became dwelling on card 3).

Motion is Made to Adjourn: Meeting adjourned at 4:45PM

Submitted by: Madeline A. Simmons, Secretary, April 21, 2010

Approved: April 29, 2010 by all BOE members

Reviewed by: May 4, 2010 by all BOE members

Submitted by: Madeline A. Simmons, Secretary, May 5, 2010